

Whitakers

Estate Agents



970 Sutton Road, Hull, HU8 0HT

Offers In The Region Of £195,000

PERFECT OPPORTUNITY FOR A GROWING FAMILY!

IMMACULATELY PRESENTED THROUGHOUT AND READY TO MOVE STRAIGHT INTO, THIS BEAUTIFULLY MAINTAINED THREE BEDROOM FAMILY HOME IS IDEALLY POSITIONED CLOSE TO WELL-REGARDED LOCAL SCHOOLS AND WITHIN EASY REACH OF EXCELLENT AMENITIES, INCLUDING TWEENDYKES SHOPS AND THE POPULAR LAMBWARTH PUB.

INTERNALLY, THE PROPERTY BOASTS GENEROUSLY PROPORTIONED ROOMS THROUGHOUT, OFFERING SPACIOUS AND VERSATILE LIVING FOR ITS NEXT OWNERS. THE OPEN PLAN LIVING AND DINING AREA CREATES A BRIGHT AND WELCOMING SPACE, PERFECT FOR BOTH EVERYDAY FAMILY LIFE AND ENTERTAINING.

EXTERNALLY, THE HOME BENEFITS FROM A LARGE REAR GARDEN, IDEAL FOR CHILDREN AND OUTDOOR ENJOYMENT, AS WELL AS A DETACHED GARAGE PROVIDING ADDITIONAL STORAGE OR SECURE PARKING.

EARLY VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE ALL THAT THIS FANTASTIC HOME HAS TO OFFER!

Entrance Hall



Carpeted throughout with a radiator. Leads to stairs, lounge and kitchen.

Fitted Kitchen



Wide range of floor and wall units, comprising of an integrated electric oven and electric hob, and a stainless steel sink with a mixer tap. With lino flooring, partially tiled walls, a radiator and UPVC window to the side and rear aspect.

Lounge/Dining Room



Open plan living/dining room. Presented immaculately throughout with herringbone laminate, large bay window to the front, and French doors to the rear, leading to the garden. Attractive exposed brick chimneys with stylish column radiators throughout the room.

Downstairs WC

Conveniently placed downstairs WC. Lino flooring with low level WC and a hand basin. UPVC window to the side aspect.

Bedroom 1



Well proportioned master bedroom with laminate flooring, bay window to the front and a column radiator. Presented immaculately throughout.

Bedroom 2



Laminate flooring with a storage cupboard, UPVC window to the rear, and a column radiator.

Bedroom 3



Laminate flooring, with a UPVC window to the front aspect, and a radiator.

Bathroom



Tile flooring, and partially tiled walls, with a pedestal sink, low level WC and and a bath with electric overhead shower and a radiator.

Gardens



Low maintenance front and rear gardens, and a

detached garage to the rear, with access from a tenfoot.

Council Tax

Hull City Council tax band C

EPC

EPC RATING D

Tenure

Additional Services:

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

Agents Notes:

Services, fittings & equipment referred to in these sales particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

Free Market Appraisals/Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Material Information:

Construction - brick under tile roof

Conservation Area - no

Flood Risk - very low

Mobile Coverage/Signal - EE/Vodafone/Three/O2

Broadband - Basic14 MbpsUltrafast10000 Mbps

Coastal Erosion - no

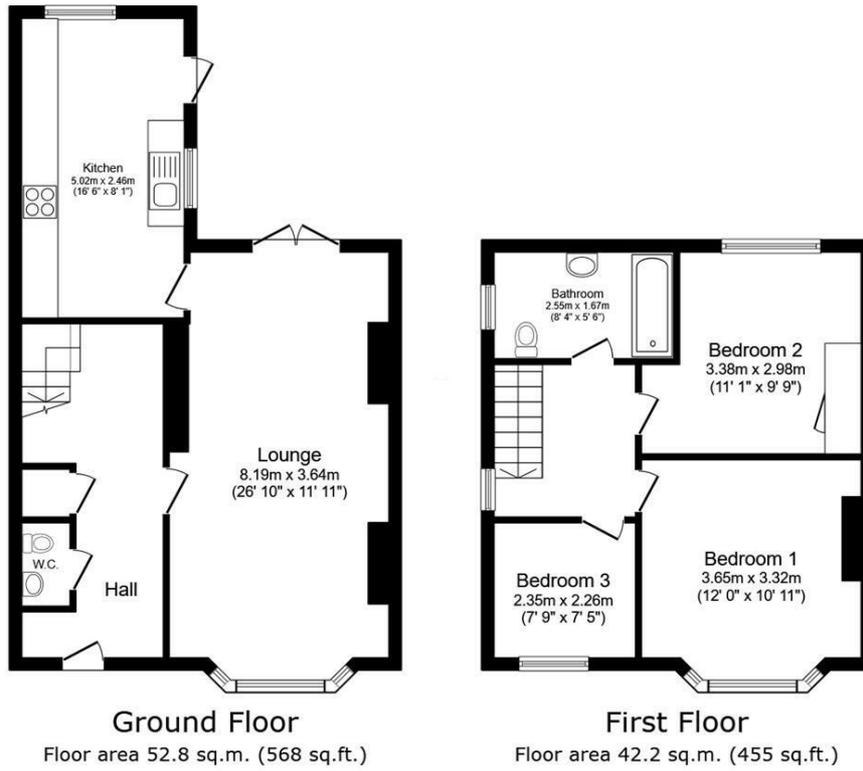
Coalfield or Mining Area - no

Planning - no

Whitakers Estate Agent Declaration:

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

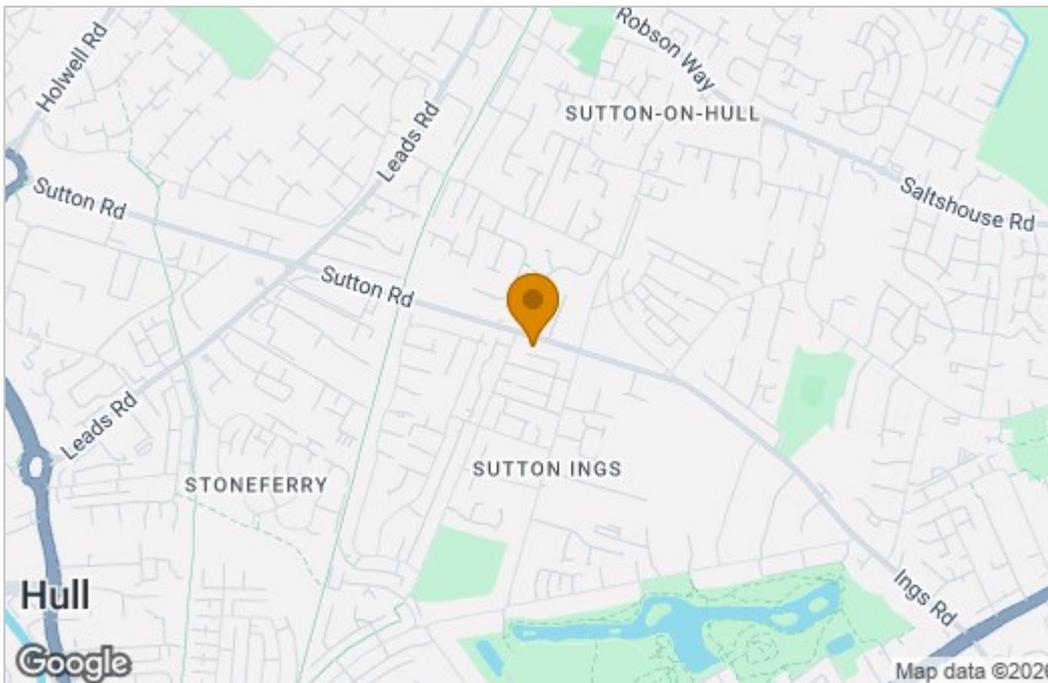
Floor Plan



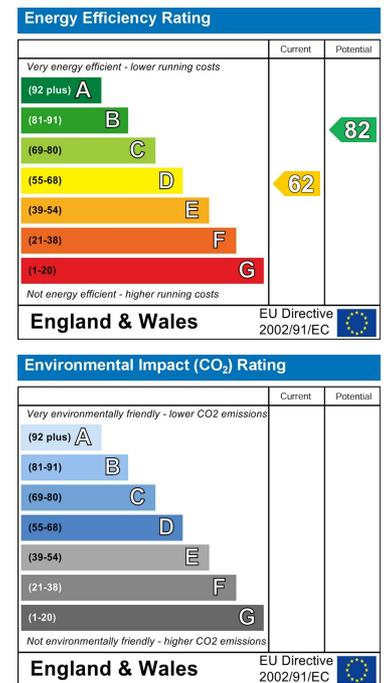
Total floor area: 95.0 sq.m. (1,023 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Area Map



Energy Efficiency Graph



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